



SEATTLE CITY COUNCIL
PLANNING, LAND USE, AND SUSTAINABILITY COMMITTEE*

AGENDA
Tuesday, May 6, 2014
2:00 .pm.

Members: Mike O'Brien, Chair
Tim Burgess, Vice-Chair
Nick Licata, Member
Sally J. Clark, Alternate

Staff: Josh Fogt, Legislative Assistant
Esther Handy, Legislative Assistant
Jasmine Marwaha, Legislative Assistant

E-mail: mike.o'brien@seattle.gov

Location: Council Chamber, City Hall
600 Fourth Avenue
Seattle, WA 98104

Committee Chair Telephone: 206-684-8800

Council Meeting Listen Line: 206-684-8566

Homepage:

<http://www.seattle.gov/council/committees/LandUse/default.htm>

*This meeting also constitutes a meeting of the Full Council, provided that the meeting shall be conducted as a committee meeting under the Council Rules and Procedures, and Council action shall be limited to committee business.

Please Note: Times listed are estimated.

A. Call to Order

B. Public Comment
(20 minutes)

Item 2 [C.F. 312670](#) & [C.B. 118082](#), and item 3, [C.F. 313339](#) & [C.B. 118081](#) are Quasi-Judicial and the City Council Rules prohibit public comment on proposals subject to quasi-judicial proceedings

C. Items of Business

1. [C.B. 118052](#) Related to land use and zoning; repealing Section 23.24.046 and amending Sections 23.22.062, 23.24.045, 23.34.086, [\(PDF Version\)](#) 23.44.010, 23.44.012, 23.44.022, 23.84A.004, 23.84A.024, 23.84A.046, and 23.86.010 of the Seattle Municipal Code to adopt permanent development regulations to promote compatible buildings on undersized single-family-zoned lots.

Video Archive:

<http://www.seattlechannel.org/videos/watchVideos.asp?program=plus>



The Council's Chambers and offices are physically accessible; translation services provided on request. Call 206-684-8888 (TDD: 206-233-0025) for further information.



BRIEFING, DISCUSSION AND POSSIBLE VOTE (30 minutes)

Presenter: Mike Podowski and Andy McKim, Department of Planning and Development (DPD); Ketil Freeman, Council Central Staff

Supporting Document:

- a. [Memo of Possible Amendments](#)
- b. [Draft Substitute Bill](#)
- c. [Map Attachment](#)

2. [C.F. 312670](#) Application of Lee Wan Properties LLC for approval of a contract
([PDF Version](#)) rezoned of approximately 17,290 square feet of property addressed at 1321 N. 45th Street from Low Rise 3 with a Residential Commercial overlay zone (LR3-RC) to Neighborhood Commercial 2 with a 40 foot height limit (NC2-40), to construct a mixed use structure with 7,200 square feet of retail and 150 residential units (Project No. 3014098, Type IV).

- [C.B. 118082](#) Relating to land use and zoning; amending Chapter 23.32 of the
([PDF Version](#)) Seattle Municipal Code at page 76 of the Official Land Use Map to rezone property located at 1321 N. 45th Street from Lowrise 3 Residential Commercial (LR3 RC) to Neighborhood Commercial 2 Pedestrian with a 40 foot height limit (NC2P-40), and accepting a Property Use and Development Agreement as a condition of rezone approval. (Petition by Lee Wan Properties LLC, [C.F. 312670](#), DPD Project 3014098)

BRIEFING, DISCUSSION AND POSSIBLE VOTE (20 minutes)

Presenter: Sara Belz, Council Central Staff

Supporting Documents:

- a. [Central Staff Memo](#)
- b. [DPD Report](#)
- c. [Hearing Examiners Report](#)
- d. [Images of Rezone Site and Proposed Development Project](#)
- e. [Findings, Conclusion, and Decision Document](#)

3. [C.F. 313339](#) Application of Vitamilk South, LLC to amend the Property Use
([PDF Version](#)) and Development Agreement accepted by Ordinance 121961 for portions of property bounded by N.E. 73rd Street to the north, 5th Avenue N.E. to the east, N.E. 70th Street to the south and Woodlawn Avenue N.E. to the west to allow accessory use surface parking at 419 N.E. 71st Street (Project No. 3015511, Type IV).

- [C.B. 118081](#) Approving an amendment of the Property Use and Development Agreement approved by Ordinance 121961 for property located at 419 N.E. 71st Street.
([PDF Version](#))

BRIEFING, DISCUSSION AND POSSIBLE VOTE (10 minutes)

Presenter: Ketil Freeman, Council Central Staff

Supporting Documents:

- a. [Central Staff Memo on PUDA Amendment](#)
- b. [DPD Recommendation](#)
- c. [Letter from Applicant](#)
- d. [Richard Letts Comment Letter](#)

4. **Moving the Needle: Seattle Environmental Progress Report**

BRIEFING AND DISCUSSION (20 minutes)

Presenters: Jill Simmons and Michelle Caulfield, Office of Sustainability (OSE)

Supporting Documents:

- a. [Moving the Needle: Seattle Environmental Progress Report](#)
- b. [Moving the Needle Presentation](#)

5. [C.F. 313773](#) Appointment of Christine Harrington as a member, Design Review Board, for a term of confirmation to April 3, 2016.

([PDF Version](#))

BRIEFING AND POSSIBLE VOTE (10 minutes)

Presenter: Lisa Rutzick, DPD

D. Adjournment